

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
OCTOBER 24, 2007**

- CALL TO ORDER** A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. Board members present were Michael Mower, Randy Toavs, Gordon Cross, Gene Dziza, Kathy Robertson, Barry Conger, Kim Flemming, Frank DeKort, and Don Hines. BJ Grieve and Jeff Harris represented the Flathead County Planning & Zoning Office.
- There were approximately 7 people in the audience.
- PUBLIC REVIEW** Gene Dziza reviewed the public hearing process.
- APPROVAL OF MINUTES** No minutes were approved at this meeting.
- PUBLIC COMMENT**
(not related to agenda items) None.
- GROWTH POLICY** **DRAFT Flathead County Growth Policy Implementation Plan.** An implementation plan is called for in Part 1 of Chapter 9 of the Flathead County Growth Policy and will be appended to that document as Appendix C. The Implementation Plan is to be adopted as part of the initial amendment (*see item #2 below*).
- Initial Amendment to the Flathead County Growth Policy** (*see Part 7 of Chapter 9*). Amendment suggestions should address "...perceived flaws, oversights, or remedies for unintended consequences." Suggestions must be submitted in writing to the Planning Board prior to the close of this public hearing or given verbally to the Planning Board at this hearing.
- STAFF REPORT** BJ Grieve reviewed the Growth Policy implementation plan.
- BOARD QUESTIONS** None.
- PUBLIC COMMENT** Charles Lapp, 3230 Columbia Falls Stage Road, didn't see anything that was out-of-line in the document. He said it was a good plan. He thinks some of the items would be very easy to do and should be done right away. He said the topics are things that will affect everybody. He was concerned about the depth to groundwater issue. The Flathead Lakers recommend 5 feet or more for the groundwater issue.

Pat Arnone, 595 Lauman Road, said 8-ft is a basement depth and people need to have basements. Changing the Growth Policy from 8 feet to 5 feet will affect water quality. She said there are over 30,000 un-subdivided lots. There is no need to put people on high groundwater without being very cautious. She said it is time to listen to experts and know what is going on. She asked the Board to stay with 8 feet.

Mayre Flowers, Citizens for a Better Flathead, appreciated the opportunity to address the Growth Policy. She said there are four policies addressing dust but only one policy addressed dust on roads. She said there have been a very large number of subdivided lots that could now be developed. The subdivision regulations don't adequately address dust issues. She wanted to see something added to identify the criteria for an industry standard level of traffic. The highest traffic-count roads total about 40 miles of road in the County. She wants to see the highest traffic count roads prioritized for roadway improvements. If roads can't be paved right now, the policy needs to be changed. The County needs a policy establishing transparent criteria for what roads are maintained and to make sure developments approved are maintaining the minimal level of service. She wanted the Board to look at land use categories in the neighborhood plan sections. The County needs to do a better job to identify commercial, industrial, residential, etc. land uses. The Board had a letter from Jack Stanford that spelled out the detailed recommendation on the groundwater depth issue. She said community wells are a good concept.

George Colpepper, of the Northwest Montana Realtors, said the County needs to promote less manufactured homes as affordable housing. He isn't saying people shouldn't live in affordable housing, but it would be better for people to have a home. He said it has been a long process to distinguish what is affordable housing. He didn't see anything referring to recycling yard waste and said various communities throughout the country have yard waste recycling programs.

BOARD DISCUSSION

Fleming said the Board needs to think over the public comment then make a decision.

Cross asked Lapp for a brief report on the Road Committee.

Lapp said he had an initial meeting two weeks ago and received handouts of the budget. They received a handout that is getting reviewed and the road and dust issue is rising to the top of priorities for the County. He said the committee meets every other Thursday.

Robertson had some grammatical corrections for the Growth Policy implementation plan.

Conger some housekeeping issues could be handled tonight.

Mower said anything related to housekeeping issues could get sent to BJ and anything of substance should be discussed.

The Board discussed how the Growth Policy would be implemented.

OLD BUSINESS

Grieve had a meeting with Plum Creek today about their overall development plan.

Harris discussed the fugitive road dust reasonable precautions plan.

NEW BUSINESS

Toavs said the study that was sent out about impact fees explained things very well.

ADJOURNMENT

The meeting was adjourned at approximately 7:30 p.m. on a motion by Robertson seconded by DeKort. The next meeting will be held at 6:00 p.m. on November 7, 2007.

Gene Dziza, President

Kayla Kile, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 12/12/07